



September 7, 2006

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

In the absence of Chairman Sprague and Vice-Chairwoman Hall, the commission appointed Commissioner Atkins to chair this meeting.

Call to Order Chairman Atkins
Invocation Dean Thompson
Pledge of Allegiance Brett McGuire
Quorum Chairman Atkins
Quorum present with 60% of members present (Chairman Sprague and Vice-Chairwoman Hall were absent).
Approval of Minutes for August 17, 2006 Chairman Atkins
Commissioner McGuire moved to approve the minutes of August 17, 2006. Commissioner Thompson seconded. Motion carried 3 – 0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Sprague
Commissioner Thompson moved to approve the Agenda as presented. Commissioner McGuire seconded. Motion carried 3 – 0.

Old Business

Preliminary Plat Staff
1. Mitchell Park IV, Mitchell Lane off of Riverwood Parkway, Zoned PUD, 23 lots, 5.33 acres, Commission District 3.
Commissioner McGuire made the motion to table the preliminary plat for Mitchell Park IV until the September 21, 2006 planning commission meeting. Commissioner Thompson seconded. Motion carried 3 – 0.

Final Plat Staff
2. Amberley II, Riverwood Parkway, Zoned PUD, 78 units, 18.59 acres, Commission District 3.
Commissioner Thompson made the motion to approve the final plat for Amberley II and to include all departmental comments. Commissioner McGuire seconded. Motion carried 3 - 0.

New Business

Final Plat Staff
3. Riverstone, Dennis Road (Richmond County), Zoned R-3, 64 lots (36 in Columbia County), 36.95 acres, Commission District 1.
4. The Meadows, Stevens Creek Road, Zoned R-1, 8 lots, 18.04 acres, Commission District 1.



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Commissioner McGuire made the motion to approve the final plats for Riverstone and The Meadows and to include all departmental comments. Commissioner Thompson seconded. Motion carried 3 - 0.

5. **Ivy Falls West**, Long Creek Falls, Zoned PUD, 16 units, 3.88 acres, *Commission District 3*.
Commissioner Thompson made the motion to disapprove the final plat for Ivy Falls West and to include all departmental comments. Commissioner McGuire seconded. Motion carried 3 - 0.

Preliminary Plat.....Staff

6. **Bartram Trail II Revision**, Bartram Ridge off Hereford Farm Road, Zoned PUD, 16 lots, 2.88 acres, *Commission District 3*.
Commissioner McGuire made the motion to approve the preliminary plat for Bartram Trail II Revision and to include all departmental comments. Commissioner Thompson seconded. Motion carried 3 - 0.
7. **River Island Section II, Phase I Revision**, Blackstone Camp Road, Zoned PUD, 150 lots, 159.60 acres, *Commission District 1*.
Commissioner Thompson made the motion to approve the preliminary plat for River Island Section II, Phase I Revision to include all departmental comments and with instruction to staff to determine sidewalk layout and configuration of street terminations and widths. Commissioner McGuire seconded. Motion carried 3 - 0.

Rezoning.....Staff

8. **RZ 06-09-01**, Rezone a portion of Tax Map 061 Parcel 072, 0.68 acre located at 107 Lewiston Road from R-1 to C-1. *Commission District 3*.
Commissioner McGuire made the motion to approve RZ06-09-01 and to include departmental comments and close the public hearing. Commissioner Thompson seconded. Motion carried 3 - 0.
9. **RZ 06-09-02**, Rezone a portion of Tax Map 073 Parcel 035, 3.0 acres located at 366 North Belair Road from R-2 to PDD. *Commission District 3*.
Commissioner Thompson made the motion to approve RZ06-09-02 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 3 - 0.
10. **RZ 06-09-03**, Rezone a portion of Tax Map 056 Parcel 002, ±51 acres located at 6143 Ridge Road from R-4 to S-1. *Commission District 3*.
Commissioner McGuire made the motion to table RZ06-09-03 until the September 21, 2006 planning commission meeting and to close the public hearing. Commissioner Thompson seconded. Motion carried 3 - 0.
11. **RZ 06-09-04**, Rezone Tax Map 082A Parcels 105, 105A, and 106, ±1.5 acres located at 3625, 3627, and 3631 Phillips Drive from R-3 to S-1. *Commission District 2*.
Commissioner McGuire made the motion to table RZ06-09-04 until the September 21, 2006 planning commission meeting. Commissioner Thompson seconded. Motion carried 3 - 0. Public hearing remains open.



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Variance **Staff**
Staff Comments **Staff**
Public Comments..... **Chairman Sprague**
Adjourn **Chairman Sprague**
Meeting Adjourned at 8:10 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: September 2006 / October 2006

Board/Commission	Date	Time	Location
Board of Commissioners	September 5, 2006 (Cancelled)	6:30 PM	Evans Government Center Auditorium
Planning Commission	September 7, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners (Rescheduled)	September 19, 2006 September 12, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	September 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee (Rescheduled)	September 25, 2006 September 28, 2006	3:30 PM 9:00 AM	Evans Government Center Auditorium
Board of Commissioners	October 3, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commissioners	October 5, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 17, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	October 19, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, September 12, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, September 8, 2006** to place their name on the agenda for presentation.